



**MEETING MINUTES
PLANNING COMMISSION
CITY HALL COUNCIL CHAMBERS
154 SOUTH EIGHTH STREET
GROVER BEACH, CALIFORNIA
WEDNESDAY, FEBRUARY 8, 2017**

CALL TO ORDER 6:30 p.m.

FLAG SALUTE Commissioner McLaughlin.

ROLL CALL: Commissioners Alex, McLaughlin, Rodman and Chair Laferriere were present. Vice Chair Blum was absent.

Staff present: Community Development Director Buckingham, Planner II Reese, and Building/Planning Technician Mesa.

AGENDA REVIEW:

Action: It was m/s by Commissioner Alex/Commissioner Rodman to amend the agenda to hear item three prior to item two, and the motion passed unanimously.

PUBLIC COMMENTS: There was no one present that wished to speak.

CONSENT ITEMS:

1. Meeting Minutes of Planning Commission Meeting of January 11, 2017.

Action: It was m/s by Commissioner Rodman/Commissioner McLaughlin to approve the meeting minutes of January 11, 2017, and the motion passed unanimously.

PUBLIC HEARING ITEMS:

Commissioner McLaughlin recused himself from the following item and left the dias.

3. Development Application 16-32

Applicant – Alfred Nevis

The Planning Commission will consider a Development Permit and Tentative Parcel Map for a two-story, two-unit Planned Unit Development. Each unit would be 1,762 square feet in size with a two-car garage and roof deck. The property is located at 410 South 9th Street (APN 060-282-006) in the Medium Density Residential (R2) Zone.

Planner Reese presented a staff report. Upon question by Chair Laferriere, staff stated that the City Council would be discussing the requirement to undergrounding utilities as it relates to the City's street repair/reconstruction projects and clarified that street paving to the centerline is required on both street frontages.

Chair Laferriere opened the public hearing.

Alfred Nevis, applicant, Arroyo Grande resident, upon question by the Commission, stated that the roof deck design is currently not conducive to solar panels, but potentially in the future as solar panel technology and design improves.

Chair Laferriere closed the public hearing.

Action: It was m/s by Commissioner Alex/Commissioner Rodman to 1) add a condition to coordinate street improvements with the City street project and 2) to adopt Resolution 17-02. The motion carried on the following roll call vote:

AYES: Commissioners Alex, Rodman and Chair Laferriere.
 NOES: Commissioners – None.
 ABSENT: Vice Chair Blum.
 ABSTAIN: Commissioners – None.
 RECUSED: Commissioner McLaughlin (due to a conflict of interest).

Resolution No. 17-02: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-32 FOR A DEVELOPMENT PERMIT AND TENTATIVE PARCEL MAP (410 AND 420 SOUTH 9TH STREET)

Commissioner McLaughlin returned to the dias.

2. Development Application 16-05

Applicant – Damien Manuele

The Planning Commission will consider a Development Permit to add a second story with a total of 483 square feet of living space and a 180 square foot deck to the existing 1,068 square foot, single story, single family residence to create a 1,551 square foot house. The property is located at 507 North 6th Street (APN 060-092-009) in the Low Density Residential (R1) Zone.

Building/Planning Technician Mesa presented a staff report.

Chair Laferriere opened the public hearing.

Rachael Manuele, applicant, Grover Beach resident, spoke in favor of the project.

Chair Laferriere closed the public hearing.

The Commission discussed the concern received regarding the impact of the proposed project to the views from 599 Atlantic City Avenue. It was the consensus of the Commission that the proposed project comprises a very small portion of the total view and that a much larger project could be built on the subject site.

Action: It was m/s by Commissioner McLaughlin/Commissioner Rodman to adopt Resolution 17-03. The motion carried on the following roll call vote:

AYES: Commissioners Alex, McLaughlin, Rodman and Chair Laferriere.
 NOES: Commissioners – None.
 ABSENT: Vice Chair Blum.
 ABSTAIN: Commissioners – None.

Resolution No. 17-03: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GROVER BEACH, APPROVING DEVELOPMENT APPLICATION 16-05 (507 NORTH 6TH STREET)

COMMISSIONERS' COMMENTS

Commissioner Rodman stated that he was happy to see construction occurring at 950 El Camino Real. Commissioner McLaughlin inquired whether there was a schedule of when all streets would be assisted by the K-14 bond funds. Director Buckingham stated that there is a list on the website of the past streets, current, if applicable, and the potential next batch of streets. There is not a list beyond approximately a year into the future.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Director Buckingham provided a summary of Council's action and direction regarding commercial cannabis regulations. As a result, the Use Permit for Grover Business Park will be brought to the Commission for an amendment to allow cannabis uses. He also stated that Council directed staff to work on design guidelines for buildings in industrial zones. Regarding the City's water supply, Council has not limited development with a moratorium.

ADJOURNMENT 7:24 p.m.

/s/
CHAIR LAFERRIERE

/s/
SECRETARY TO THE PLANNING COMMISSION
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

(approved at PC meeting 7/12/2017)